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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *NM*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JULY 2, 2014

SUBJECT: UP14-05 EXTRA SPACE STORAGE; A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR STORAGE FACILITY, FOR APPROXIMATELY 2.2 ACRES OF REAL PROPERTY, LOCATED WEST OF THE SOUTHWEST CORNER OF BASELINE ROAD AND HORNE STREET, IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

This project provides a new public storage facility for use by businesses and residences in the northwest part of the Town.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Andrews Design Group
Rosa Pritchett
4434 N. Civic Center Plz #101
Scottsdale, AZ 85260
(480) 894-3478
rpritchett@adgarch.net

BACKGROUND/DISCUSSION

History

Date	Action
<i>June 5, 1984</i>	Town Council approved the annexation of this property as Annexation No. 83-2 (Ordinance No. 377).
<i>March 3, 2005</i>	Town Council adopted the Land Development Code (LDC) by approving Ordinance No. 1625. With the adoption of the LDC, the site was zoned Light Industrial (LI).

Overview

The proposed indoor storage facility is located on a 2.2 acre vacant lot just west of the southwest corner of Baseline Road and Horne Street. The site is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road. The site borders the City of Mesa to the north and is adjacent to other light industrial uses including a rental equipment company as well as other warehouse and industrial uses.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	City of Mesa	City of Mesa – Light Industrial	Vacant Land
South	Light Industrial	Light Industrial	Vacant Land
East	Light Industrial	Light Industrial	Warehouse
West	Light Industrial	Light Industrial	Equipment Rental
OnSite	Light Industrial	Light Industrial	Vacant Land

Development Standards:

	Required per LDC	Proposed
Building Setback Front	30'	81'
Building Setback Side	0'	33'
Building Setback Rear	0'	54'
Building Height	55' maximum	44'-6"
Lot Coverage	N/A	45%
Landscaping in parking area	10% (310 sf)	23% (714 sf)
Parking	8 spaces	18 (including 1 accessible)

DISCUSSION AND REQUESTED INPUT

Land Use

The proposed indoor storage facility is allowable in the Light Industrial (LI) zoning district with approval of a Conditional Use Permit. The project site is surrounded by existing Light Industrial uses to the east and west, with vacant land zoned Light Industrial to the north and south.

Site Plan

The proposed facility consists of an 87,400 square feet, 2-story building including a 1,200 square foot sales office. The hours of public access to the site are from 7 a.m. to 10 p.m. and the sales office will be open from 8 a.m. to 6 p.m. The proposed facility is located on the south side of Baseline Road, approximately half way between Cooper Road and McQueen Road, and just west of Horne Street.

The project site has approximately 300 feet of frontage on Baseline Road, with two access points off of the major arterial. The primary entrance is located on the subject property and a secondary entrance point is shared access with the existing driveway to the east. Both entrances will consist of a right-in, right-out turning movement only, as there is an existing traffic median on Baseline Road. Additionally, there is a signalized intersection just to the east of the site at Horne Street and Baseline Road.

The project will consist of one 2-story building with a front entrance for vehicles unloading small loads of materials for storage and a rear entrance for larger truck and vehicles access with larger loads. Both entrances lead directly to a stairwell and elevator for access to the second floor storage units. The sales office is located in the front, northeast corner of the building, with direct access to the main parking area.

Parking/Landscape

The project site will contain 18 parking spaces including 1 accessible space, all located along the front of the building. Additionally, there is a loading area in the rear of the building with a 12' x 45' space for larger moving trucks to park temporarily for unloading. A minimum of 10% of the parking area is required to be landscaped and the applicant is proposing to landscape 23%.

Adjacent properties to the east and west are fully improved with a wide landscape buffer along the frontage. The applicant will provide landscaping in the adjacent right-of-way in addition to the 30 foot landscape setback on their property, to create a 50 feet wide landscaped area along Baseline Road. Completing this section will help provide a continuous landscaped buffer along this stretch of roadway. A 5 foot wide landscaped strip will be provided along both sides of the facility and a 17 foot wide landscaped area will be provided in the rear of the site. All side and rear landscaping is being located on the interior side of the property boundary walls.

There is an existing 5 foot wide sidewalk in front of the proposed storage facility on Baseline Road, connecting to the properties on either side of the site. The proposed site improvements for the storage facility include two pedestrian linkages off of the existing sidewalk. New sections of accessible sidewalk will be provided through the landscaped area and will lead to striped painted paths across the front drive aisle, to connect to the 6' wide sidewalk in front of the building.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Nichole McCarty
Planner II

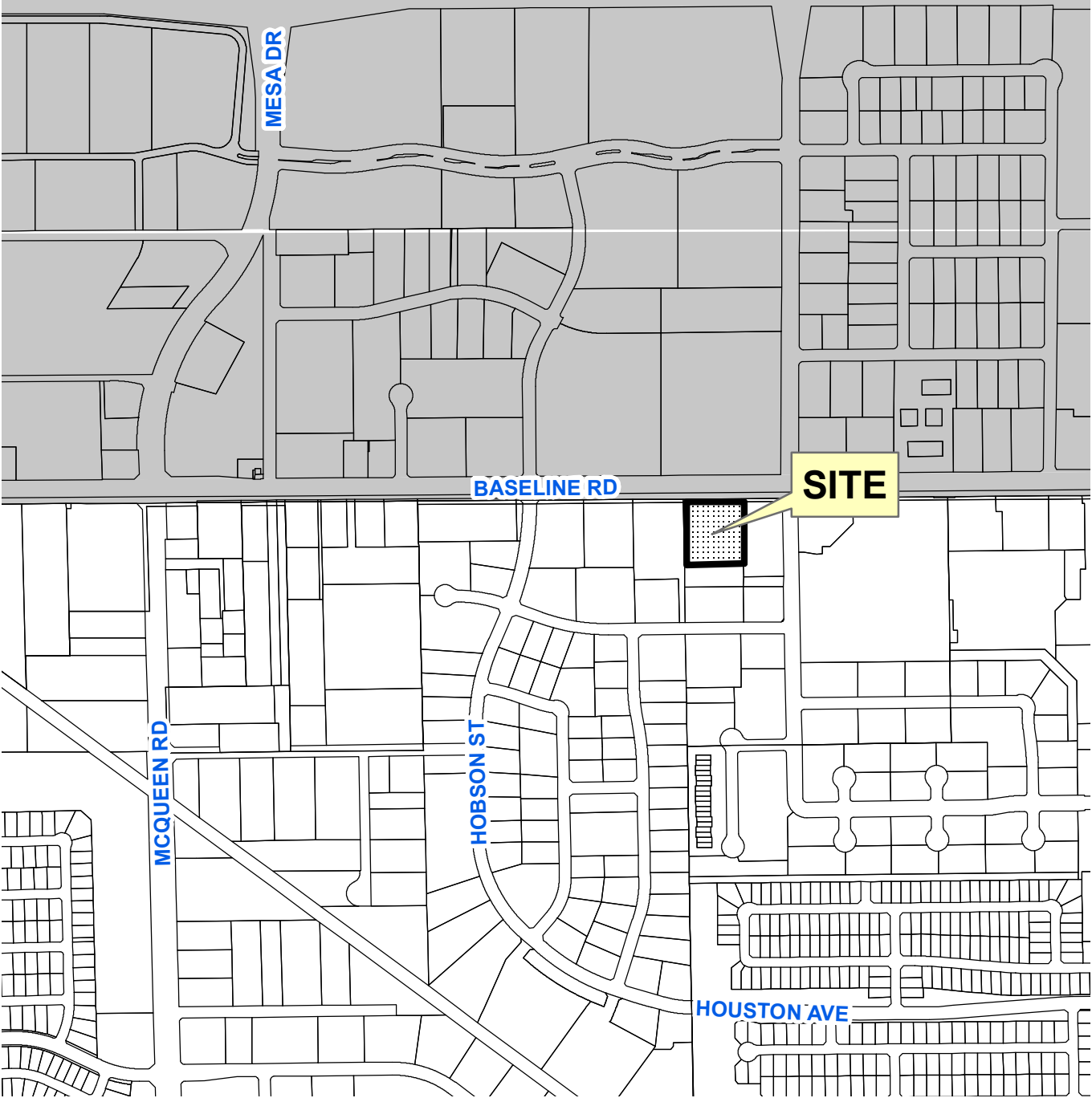
Attachments:

1. Vicinity Map
2. Aerial Photo
3. Site Plan

UP14-05

Vicinity Map

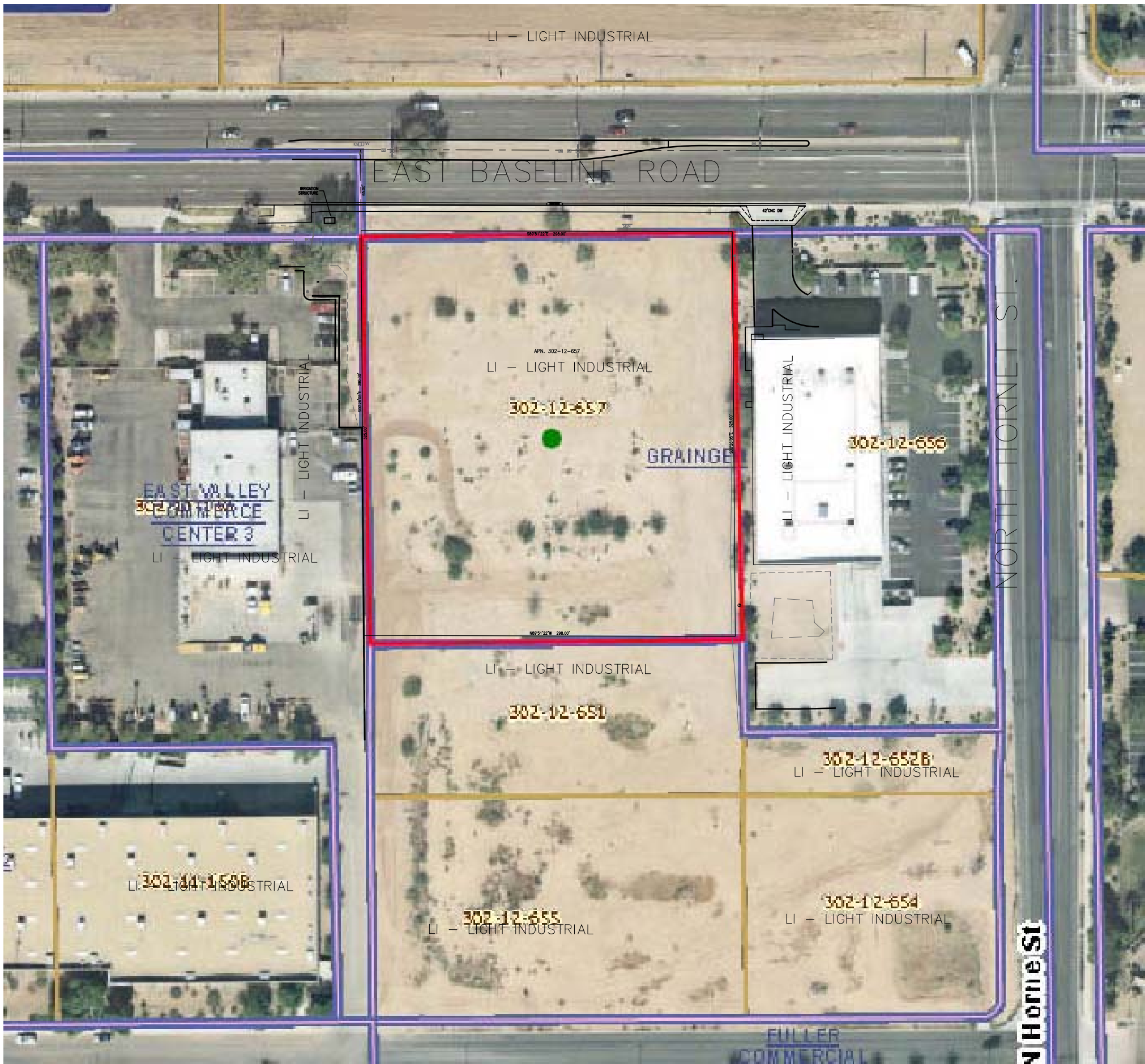
SITE LOCATION:



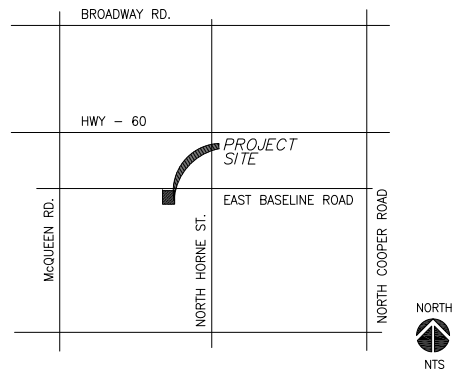
TOWN OF GILBERT
MESA

0 290 580 1,160 Feet





VICINITY MAP:



UP14-05:
Attachment 2: Aerial Photo
July 2, 2014

PROJECT TEAM:

OWNER: THE MONOLITH GROUP
9096 E. BAHIA DR.
SUITE-A102
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 367-1901
FAX: (480) 367-1914
CONTACT: TONY ARDIZZONE

ARCHITECT: ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE-103
TEMPE, ARIZONA 85281
PHONE: (480) 894-3478
FAX: (480) 894-4013
CONTACT: DONALD A. ANDREWS



Andrews Design Group, Inc.

OVERALL AERIAL
SCALE: 1"=40'-0"



MONOLITH STORAGE FACILITY
765 E. BASELINE ROAD
GILBERT, AZ

ADG A0714

PRE-APP CASE# PA14-23

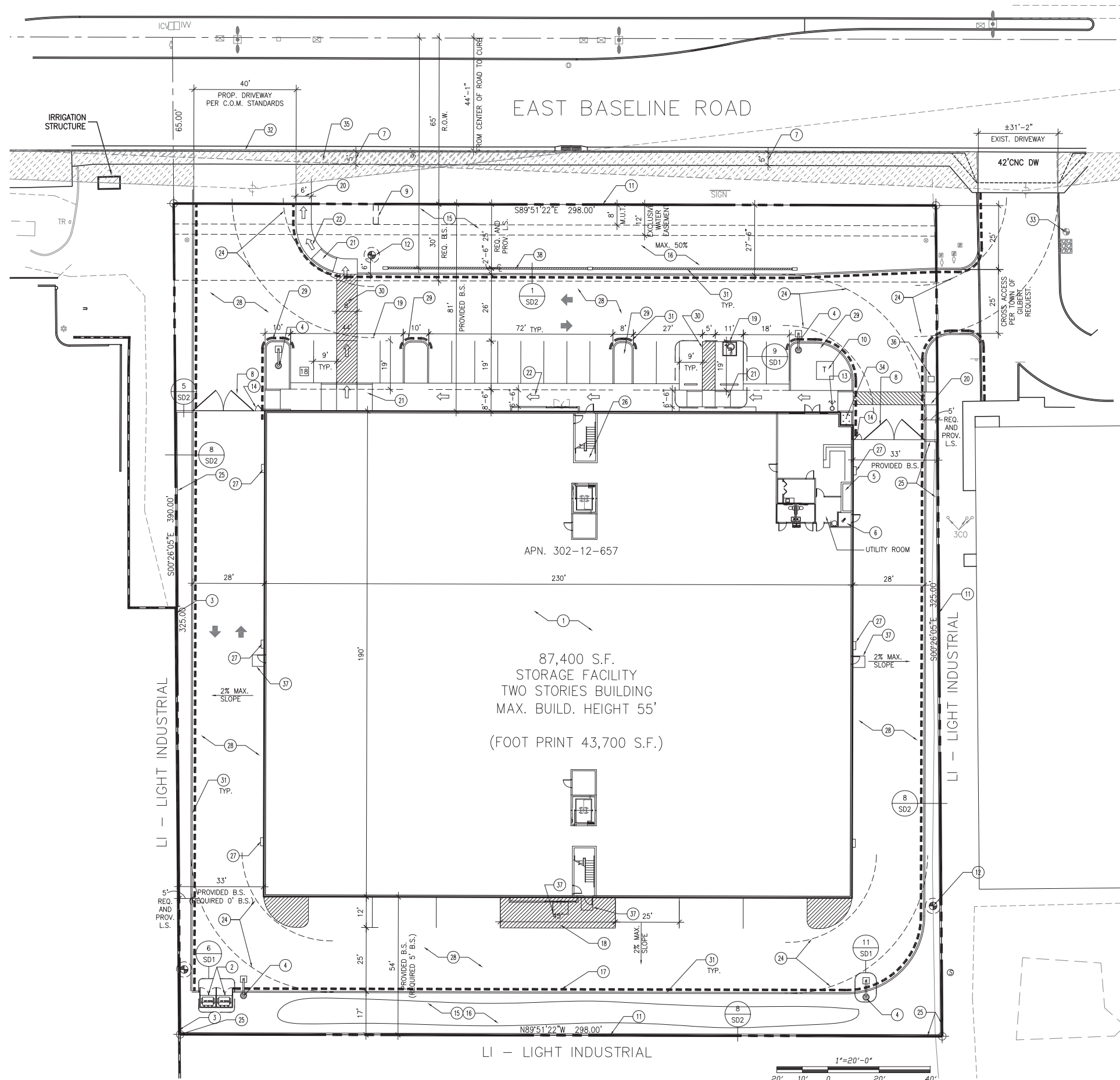
No:	DATE:	REVISIONS:
1		
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DRO

DATE:05-27-2014

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

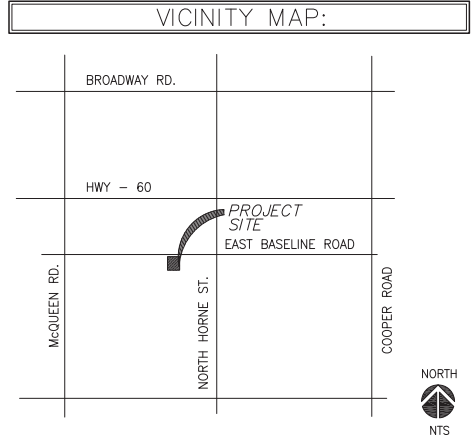
1095 W. RIO SALADO PKWY. SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013



LEGEND:

PROPERTY CORNER	CATCH BASIN
PROPERTY LINE	DRYWELL OR CATCH BASIN
CONCRETE SURFACE	ELECTRIC CABINET
LANDSCAPE AREA	FIRE HYDRANT
UNDERGROUND WATER LINE	FIRE DEPARTMENT CONNECTION
UNDERGROUND SEWER LINE	SEWER MANHOLE
UNDERGROUND ELECTRIC LINE	EXISTING LIGHT POLE
EXIST. OVERHEAD ELECTRICAL LINE	NEW LIGHT POLE
"NO PARKING - FIRE LANE" PAINT CURB	NEW BIKE RACK
ACCESSIBLE PATH	TRANSFORMER
	NO. OF PARKING SPACES

VISIBILITY TRIANGLE AREA



KEY NOTES: (X)

- PROPOSED BUILDING
- PROPOSED TRASH ENCLOSURE, PER STD. DTL-C113 AND STD. DTL-80, SEE DETAIL 6/SD1
- EXISTING 6" CMU WALL AT PROPERTY LINE TO REMAIN
- PROPOSED PARKING LIGHT, SEE PHOTOMETRIC AND DETAIL 11/SD1
- S.E.S. ROOM FULLY ENCLOSED
- FIRE RISER ROOM, INTERIOR ROOM 5'x 5' WITH DIRECT EXTERIOR ACCESS SIDE HINGED DOOR 3'-0" DOOR WIDTH AND 80 INCH HEIGHT. IFC 90146
- EXISTING SIDEWALK
- SECURITY GATE, COMPLY WITH T.O.G. LIMITED ACCESS GATE REGULATION 12-503.6, SEE DETAIL 7/SD2
- PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT AND SUBMITTAL
- PROPOSED TRANSFORMER LOCATION
- PROPERTY LINE
- PROPOSED FIRE HYDRANT LOCATION, 3 FEET RADIUS CLEARANCE, (WITHIN 150' FROM EXISTING FIRE HYDRANT)
- PROPOSED FDC LOCATION (WITHIN 150' FROM EXISTING FIRE HYDRANT)
- 3 FEET WIDE MAN GATE, SEE DETAIL 6/SD2.
- LANDSCAPE
- RETENTION AREA
- FIRE LANE COMPLY WITH FIRE T.O.G. REQUIREMENTS
- 12' X 45' LOADING AREA
- ACCESSIBLE PARKING PER T.O.G. STANDARD DETAIL, SEE DETAIL 9/SD1
- SIDE WALK TO MATCH EXISTING
- ACCESSIBLE RAMP, SEE DETAIL 5/SD1
- ACCESSIBLE ROUTE MINIMUM 6 FEET CLEAR
- NOT USED
- EMERGENCY APPARATUS ACCESS, TURNING RADIUS 35' INSIDE / 55' OUTSIDE
- PROPOSED 8' HEIGHT CMU TO MATCH EXISTING PER T.O.G. REQUIREMENTS, SEE DETAIL 8/SD2
- ROOF ACCESS LADDER
- ROOF DRAINS, GUTTERS AND DOWN SPOT
- NEW ASPHALT PAVING OVER A.B.C. OVER COMPACTED FILL
- LANDSCAPE PLANTER
- STRIPE PAINT - 4" YELLOW
- 6" VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS
- REMOVE EXISTING CURB AND SIDE WALK & REPLACE WITH NEW DRIVEWAY, CURB, GUTTER AND SIDEWALK, SEE CIVIL
- EXISTING FIRE HYDRANT TO REMAIN
- FOUNDATION PLANTER

PROJECT DATA:

PROJECT LOCATION: S.W. BASELINE RD. AND HORNE ST.
PROJECT ADDRESS: 765 E. BASELINE ROAD, GILBERT AZ
PROJECT NAME: MONOLITH STORAGE FACILITY (INDOOR SELF-STORAGE)
PROJECT DESCRIPTION: NEW 87,400 S.F. FULLY A/C SELF-STORAGE FACILITY, TWO STORY BUILDING. INCLUDE 1,200 S.F. SALES OFFICE
PARCEL: APN 302-12-657
GROSS AREA: ±116,235 S.F. (±2.66 AC)
NET AREA: ±96,845 S.F. (±2.22 AC)
LOT COVERAGE: 45% (43,700/96,846)
DESIGN CODE: LDC (LAND DEVELOPMENT CODE)
EXISTING ZONING: LI (LIGHT COMMERCIAL)
MAX. BUILDING HEIGHT ALLOW: (LI) 55 FEET / 3 STORIES
MAX. BUILDING HEIGHT PROPOSED: 40 FEET / 2 STORIES
TOTAL PARKING AREA: 3,103 S.F.
10% LANDSCAPE PARKING REQUIRED: 310.2 S.F.
23% LANDSCAPE PROVIDED: 714 S.F.
PARKING REQUIRED: STORAGE, PROPERTY INDOOR 8 SPACES (NO DWELLING AT THIS LOCATION)
1 LOADING SPACES 12' X 45'
NO BIKE PARKING IS REQUIRED PER LDC 4.2016(2) EXCEPTION (B)
PARKING PROVIDED: 18 PARKING SPACES (INCLUDING ONE ACCESSIBLE P.S.)
STANDARD PARKING SIZE 9'X19'
1 LOADING SPACES 12' X 45'

LEGAL DESCRIPTION:

LOT 2: That portion of the Northwest quarter of the Northeast quarter of Section 2, Township 1 South, Range 5 East of the Gila and the Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Commencing at the North quarter corner of said section 2;
thence South 00° 26' 05" East, along the west line of the Northeast quarter of said Section 2, a distance of 65.00 feet to the point of beginning;
thence South 89° 51' 22" East, parallel to and 65.00 feet South of the North line of the Northeast quarter of the northeast quarter of said Section 2, a distance of 298.00 feet;
thence South 00° 26' 05" East, a distance of 325.00 feet;
thence North 89° 51' 22" West, a distance of 298.00 feet;
thence North 00° 26' 05" West along the North-South mid-section line of said Section 2, a distance of 325.00 feet to the point of beginning.

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